CERTIFIED SURVEY MAP LOT 2, CERTIFIED SURVEY MAP NO. 16362, LOCATED IN THE NW1/4 OF THE NW1/4 SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN NW CORNER OF SECTION 12, TGN, R8E FOUND 1-1/4" REBAR WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS) DANE COUNTY NAD83(2011) N:461,335.35 E:789.166.67 PER CITY OF MADISON N:461,335.39 E:789.166.61 CHESTER HILL CONDOMINIUM N 1/4 CORNER SECTION 12 T6N, R8E FOUND ALUMINUM MONUMENT WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS) DANE COUNTY NAD83(2011) N:461.342.19 F.721.84.61 LOT AREAS LOT 1 - 111,071 SQ. FT. O.L. 1 - 117,071 SQ. FT. E:791,814.01 PER CITY OF MADISON N:461,342.23 E:791,813.97 CERTIFIED SURVEY MAP NO 11386 THIRD ADDITION TO THE DOWNS OF WEST CONDOMINIUM LOT 2 LOT 3 MEADOWOOD MCKEE ROAD - C.T.H. "PD" N89°51′07″E_2647.35′__**----**2 1719.58 927.77' N89°51′07″E 319.72′ S00°32′44″W 60.07′-DR I VE 175' VEHICULAR ACCESS .NO.4883711 SEE SHEET 4 30' BUILDING -VARIES 240 SETBACK DOC: NO: 2781492 <u>LOT 1</u> CERTIFIED SURVEY STONECREEK I , <u>107</u> MAP NO. 14204 1 00 16362 DEN (241 EASEMENTS DOC. NOS. 5210 DECLARATION OF N51°27′50″E 38.53′-S55°27 42 IOS. 5219549 AND 5931279 S38°32′10″E 24.81 S64°17′34″E 43.21 6.06 242 C2 A 93.34 93 L6 No No 66 N89°51′07″E 291 0 438.08′\ SEE NOTE 1 SHEET 6 NO0° 32' 44"E 128.62' MAP MADER DRIVE-PRIVATE STREET 386. O.L. MADER DRIVE IVATE STREET -SEE NOTE 1. SHEET 6 SURVEY 243 LOT N89°35′41″W 275.98 — S51°27′50″W 29.40′ N89°51 '07"E 37.50' N89°35′41 <u>L2</u> C3 99.61 <u>IFIED</u> N68°09'53"E · S02°32′45″E N78°35′41″W MADER DRIVE-PRIVATE STREET 137.63 DR. 1 64.22 78.61 CERT S89°51'07"W GROVE 427.58 LOT 2 CERTIFIED SURVEY | MAP NO. 13302 | 1 <u>251</u> S68°09'53"W 66' MAPL 120.00' 250 N21°50'07"W EAST PASS ADDITION TO COUNTRY GROVE 60.00' PUBLIC SANITARY SEWER & INGRESS-EGRESS EASEMENT DOC. NO. 2781492

CURVE TABLE					<u>MAPLE GRUVE</u> <u>RIGHT-OF-WAY LINE TABLE</u>		
CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BE AR I NG	CENTRAL ANGLE	TANGENT BEARING	L1 - S00°35′37″W 61.00′
1 2 3	25.00 20.50 98.50	25.90 12.31 50.93	27.22 12.50 51.51	S58°57′21″E S72°56′00″W S17°31′38″E	62°23′04″ 35°56′38″ 29°57′46″	OUT-S27°45′49″E IN-S32°30′31″E	L2 - S09°03′01″W 34.00′ (REC.S09°10′29″W) L3 - S00°35′37″W 69.00′ L4 - S07°23′23″E 36.00′ L5 - S00°35′37″W 115.62′ L6 - S89°35′41″E 3.00′

PUBLIC STREET EASEMENT & PRIVATE STORMWATER MANAGEMENT EASEMENT LINE TABLE

LINE	BEARING & LENGTH
L 1	S89°51′07″W - 219.79′
L2	S73°40′01″W - 22.84′
L 3	S51°27′50″W - 135.20′
L 4	S61°57′45″W - 62.76′
L5	S38°32′10″E - 24.81′
L6	S64°17′34″E - 43.21′
L 7	N89°51′07″E - 291.89′
L8	NOO°32′44″E - 128.62′
L 9	N51°27′50″E - 181.60′
L10	S89°51′07″W - 160.24

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

LEGEND

FOUND 3/4" IRON REBAR



GRID NORTH WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS)
PANE COUNTY NADB3(2011) THI
NORTH LINE OF THE NW1/4
SEC. 12. T6N. R8E BEARS N89°51'07"E

200

SHEET 1 OF 6

Scale 1" = 200

DATE: October 7, 2024 F.N.: 24-07-114 C.S.M. NO. DOC. NO. _ VOL. SHEET

LOCATED IN THE NW1/4 OF THE NW1/4 SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN N 1/4 CORNER SECTION 12 T6N, R8E FOUND ALUMINUM MONUMENT WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS) DANE COUNTY NAD83(2011) NW CORNER OF SECTION 12. T6N. R8E FOUND 1-1/4" REBAR WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS) DANE COUNTY NAD83(2011) N:461.335.35 E:789.166.67 PER CITY OF MADISON N:461.335.39 E:789.166.61 CHESTER HILL N:461,342.19 E:791,814.01 PER CITY OF MADISON 86 N:461,342.23 E:791,813.97 CERTIFIED SURVEY MAP NO 11386 THIRD ADDITION TO THE DOWNS OF WEST CHESTER HILL CONDOMINIUM MEADOWOOD MCKEE ROAD - C.T.H. "PD" N89°51′07″E_2647.35′_____ 7719.58 927.77 N89°51'07"E 10' S00°32′44″W 60.07′-319.72 DR I VE COPPER LANE ATE STREET LOT 1 CERTIFIED 4, 75 SURVEY MAP NO. — PUBLIC UTILITY 1 LOT 1 CERTIFIED SURVEY MAP NO. 14204 VAR EASEMENT STONECREEK | | | | | | 02 <u>107</u> DOC.NO. 4883711 WIDTH 16362 241 DEN PRIV, N51°27′50″E 38.53′-S55°27 42 700 9130 6.06 S38°32′10″E 24.81 S64°17′34″E 43.21 242 C2 93 N0 N89°51'07"E 291. 66′ 0 MAP NOO° 32' 44"E 128.62' 386. MADER DRIVE-PRIVATE STREET SURVEY 243 _0T N89°35′41″W 275.98 S51°27′50″W 29.40′ O.L. 1 90 N89°51 107"E 37.50' N89°35'41 99.61' - C3 DR I VE ΙĒD N68°09'53"E S02°32′45″E N78°35′41″W MADER DRIVE-PRIVATE STREET 137.63 64.22' 78.61 GROVE S89°51'07"W 427.58 ACCESS EASEMENT AGREEMENT DOC. NO. 4881507 SEE NOTE 2(B) SHEET 6 LOT 2 CERTIFIED SURVEY | MAP NO. 13302 PUBLIC UTILITY EASEMENT DOC. NO. 2781492 — S68°09'53"W MAPLI 66' 250 N21°50'07"W EAST PASS ADDITION TO COUNTRY GROVE 60.00'

CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 16362,



GRID NORTH WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS)
DANE COUNTY NAD83(2011) THE NORTH LINE OF THE NW1/4 SEC. 12. T6N. R8E

BEARS N89°51'07"E

200 Scale 1" = 200

SHEET 2 OF 6

VOL.

DATE: October 7, 2024 F.N.: 24-07-114 C.S.M. NO. DOC. NO. __ SHEET

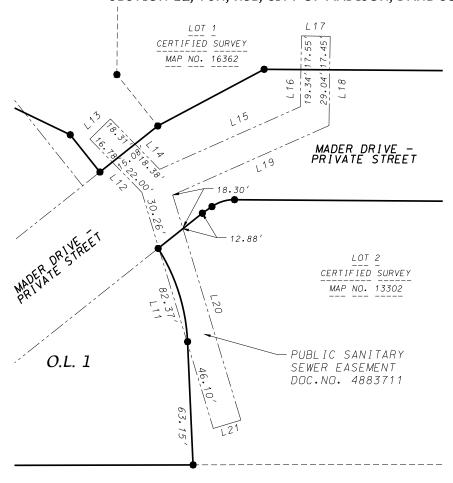
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



LOT 2, CERTIFIED SURVEY MAP NO. 16362, LOCATED IN THE NW1/4 OF THE NW1/4 SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



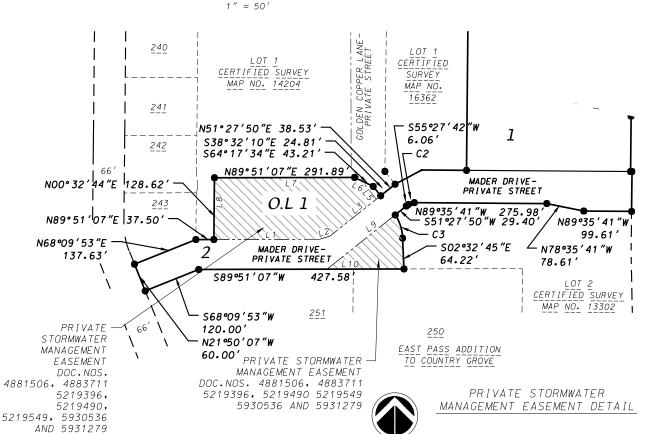
PUBLIC SANITARY SEWER EASEMENT LINE TABLE

L INE	BEARING	DISTANCE
L 11	N16°50′10″W	128.47'
L 12	N44°20′40″W	38.78'
L 13	N45°39′20″E	15.00'
L 14	S44°20′40″E	36.69'
L 15	N66°01′32″E	80.24'
L 16	N00°47′00″E	36.89'
L16	89°13′00″E	36.89°
L17	\$89°13′00″E	15.00′
L18	\$00°47′00″W	46.49′
L19	\$66°01′32″W	89.04′
L20	\$16°50′10″E	122.47′
L21	\$73°09′50″W	15.00′

PUBLIC STREET EASEMENT & PRIVATE STORMWATER MANAGEMENT EASEMENT LINE TABLE

LINE	BEARING & LENGTH
L 1	S89°51′07″W - 219.79′
L2	S73°40′01″W - 22.84′
L 3	S51°27′50″W - 135.20′
L 4	S61°57′45″W - 62.76′
L5	S38°32′10″E - 24.81′
L6	S64°17′34″E - 43.21′
L 7	N89°51′07″E - 291.89′
L8	NOO°32′44″E - 128.62′
L 9	N51°27′50″E - 181.60′
L10	S89°51′07″W - 160.24

PUBLIC SANITARY SEWER EASEMENT DETAIL



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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEM (WISCRS)
DANE COUNTY NAD83(2011) THE
NORTH LINE OF THE NW1/4
SEC. 12. T6N. R8E
BEARS N89°51'07"E
0 200

Scale 1" = 200' SHEET 3 OF 6 DATE: October 7, 2024

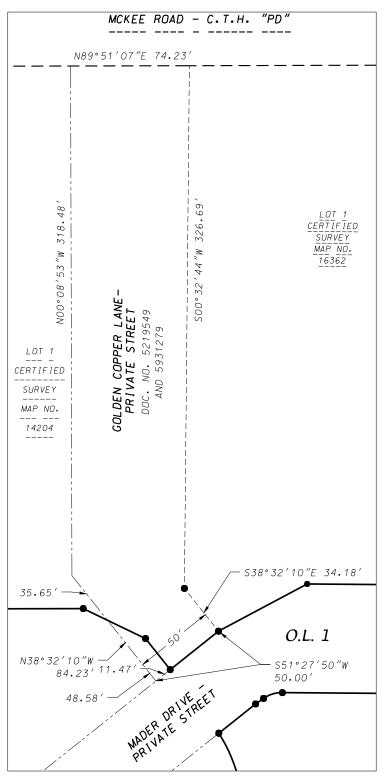
F.N.: 24-07-114

C.S.M. NO.

DOC. NO. _____SHEET______

CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 16362, LOCATED IN THE NW1/4 OF THE NW1/4 SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



PRIVATE STREET DETAIL



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEM (WISCRS)
DANE COUNTY NAD83(2011) THE
NORTH LINE OF THE NW1/4
SEC. 12. T6N. R8E
BEARS N89°51'07"E
60

Scale 1" = 60'

SHEET 4 OF 6

DATE: October 7, 2024 F.N.: 24-07-114 C.S.M. NO. DOC. NO. ___ VOL • _____ __ SHEET_

CERTIFIED SURVEY MAP

LOT 2. CERTIFIED SURVEY MAP NO. 16362. LOCATED IN THE NW1/4 OF THE NW1/4 SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYORS CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, do hereby certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that the map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as

totlows:

Lot 1, Certified Survey Map No. 16362, recorded in Volume 121 of Certified Survey Maps on pages 330–336
as Document Number 5926556 in the Dane County Register of Deeds Office, located in the NW1/4 of the NW1/4
of Section 12, T6N, R8E, City of Madison, Dane County, Wisconsin.

Containing 228.142 square feet (5.237 acres).

Dated this 7th day of October, 2024.

Brett T. Stoffregan, Professional Land Surveyor, S-2742

NOTES

- Ingress-Egress Easement over Lot 1, CSM 13302 for the benefit of Lot 2, CSM 13302 and Lots 250 & 251, East Pass Addition to Country Grove subject to Easement Agreement recorded as Document No. 2792220 amended by Document Nos. 5156035 and 5931279.
- This Certified Survey is subject to the following recorded instruments:

 - a. Declaration of Reciprocal Stormwater Easements recorded as Document No. 4881506.
 b. Access Easement Agreement recorded as Document No. 4881507; amended by Doc. Nos. 5156035 and 5931279.
 c. Stormwater Drainage Easement recorded as Document No. 4881508

 - a. Declaration of Reciprocal Stormwater Easements recorded as Document No. 4881506.
 b. Access Easement Agreement recorded as Document No. 4881507.
 d. Stormwater Drainage Easement recorded as Document No. 4881508.
 d. The Terms and Conditions contained in the Planned Unit Development 13-32 General Development Plan. Cross Country Neighborhood Southwest Corner of County Highway PD and Maple Grove Drive recorded on May 21, 1997 as Document No. 2855373.
 e. Planned Development Specific Implementation Plan recorded as Doc. No. 4768114.
 f. Planned Development General Development Plan recorded as Doc. No. 4845727.
 g. Note set forth on the recorded plat of East Pass Addition to Country Grove, stating: vehicular and pedestrian access shall be provided between Lots 244, 245, 246 and 247 of this plat so that direct access to all driveways and walkways serving any of these lots is available for use by vehicular and pedestrian traffic generated in any of the other lots.
 h. Note set forth on the recorded plat of East Pass Addition to Country Grove, stating: Lot 247 allowed one driveway access point to Maple Grove Drive shall be granted at such time as there is a physical median provided on McKee Road which restricts turns at this access point to only right turns in and right turns out. The location of this access point shall be roughly 700 feet plus or minus from Maple Grove Drive and ultimately determined by the City Traffic Engineer.
 j. Declaration of Reciprocal Easements recorded as Document No. 4890745; amended by Doc. No. 5156035. This document to be recorded by a separately recorded instrument.
 j. Declaration of Conditions and Covenants and Restrictions for Maintenance of Stormwater Management Measured recorded as Document No. 5219390. This document to be recorded as Document No. 5219390. This document to be recorded as Document No. 5219490. This document to be recorded as Document No. 5219490.
 k. Declaration of Private
- Lots/buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.
- All lots within this Certified Survey Map are subject to public easements for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat. EXCEPT where shown otherwise on the face of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of 6 feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

D'ONOFRIO KOTTKE AND ASSOCIA	TES, INC.
7530 Westward Way, Madison, W Phone: 608.833.7530 • Pax: 608.	

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

	DATE: <u>October 7, 2024</u>
	F.N.: <u>24-07-114</u>
	C.S.M. NO.
	DOC. NO
SHEET 5 OF 6	VOLSHEET

CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 16362, LOCATED IN THE NW1/4 OF THE NW1/4 SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNERS CERTIFICATE

Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

Mad Grove, LLC, a Wisconsin limited liability company described on this Certified Survey Map to be surveyed this Certified Survey Map. We also certify that this submitted to the City of Madison for approval.	, divided, mapped and dedicated as represented on
Witness the hand and seal of said owner(s) this	day of, 2024.
Mad Grove, LLC	
John K. Livesey, Authorized Member	
STATE OF WISCONSIN) COUNTY OF DANE) S.S.	
Personally came before me thisday of Company member(s) to me known to be the person(s) who the same.	, 2024, the above named Limited Liability executed the foregoing instrument and acknowledged
My Commission ExpiresNotary Pub	olic, Dane County, Wisconsin
MADISON PLAN COMMISSION CERTIFICATE	
Approved for recording per the Secretary of the City	of Madison Plan Commission.
By:Matt Wachter, Secretary of Plan Commission	Date:
MADISON COMMON COUNCIL CERTIFICATE Resolved that this Certified Survey Map located in the	o City of Madison was bereby approved by Engetment
Number, File I.D. Number, File I.D. Number, 2024, and that said Enactment dedicated and rights conveyed by said Certified Surve	, adopted thisday of further provided for the acceptance of those lands
Dated thisday of	_, 2024.
Maribeth Witzel-Behl, City Clerk, City of Madison, Da	ne County, Wisconsin
REGISTER OF DEEDS CERTIFICATE	
Received for recording thisday of	, 2024, ato'clockM. and recorded in
Volumeof Certified Survey Maps on Pages	as Document Number
Kristi Chlebowski, Dane County Register of Deeds	
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.	DATE: <u>October 7, 2024</u> F.N.: <u>24-07-114</u>
7530 Westward Way, Madison, WI 53717	C.S.M. NO.

DOC. NO. ____

SHEET 6 OF 6 VOL.____SHEET___